

GOOSE CREEK RANCH RETREAT



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Picturesque, Recreational Ranchland on Goose Creek at New Meadows, Idaho

EXECUTIVE SUMMARY

The **GOOSE CREEK RANCH RETREAT** is a beautiful parcel with East Goose Creek flowing through that has many ideal potential uses: recreation, year-round home or vacation site, or a great horse and/or cattle ranch... it affords a great lifestyle for many enthusiasts with irrigated, verdant wild, native grasses. Offering beautiful scenery, the **103.22[±] acre** Goose Creek Ranch is nestled in the headwaters basin of both the Little Salmon & Weiser Rivers in northern Adams County, just minutes from New Meadows or McCall, Idaho. The fertile, lush, valley-bottom pastures and mountain grasses that provide spring-to-fall grazing makes the New Meadows valley great cow country. Also evident is that this county is a sportsman's paradise with magnificent mule deer, elk, black bear, turkey, pheasant, upland bird and trout. It'd be an incredible place to call home.

Disclaimer: this brochure cannot do the property justice. It must be seen to be fully appreciated.



GATEWAY
Realty Advisors

EXCLUSIVELY REPRESENTED BY:

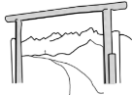
Lon Lundberg, CLB, ABR, CCIM

Land, Farm & Ranch Brokerage since 1995

www.gatewayra.com 208-939-0000 cell 208-559-2120



lon@gatewayra.com



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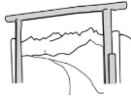


Brundage Mountain Ski Resort is visible from the property on Farrell Road.



The views in every direction are spectacular!

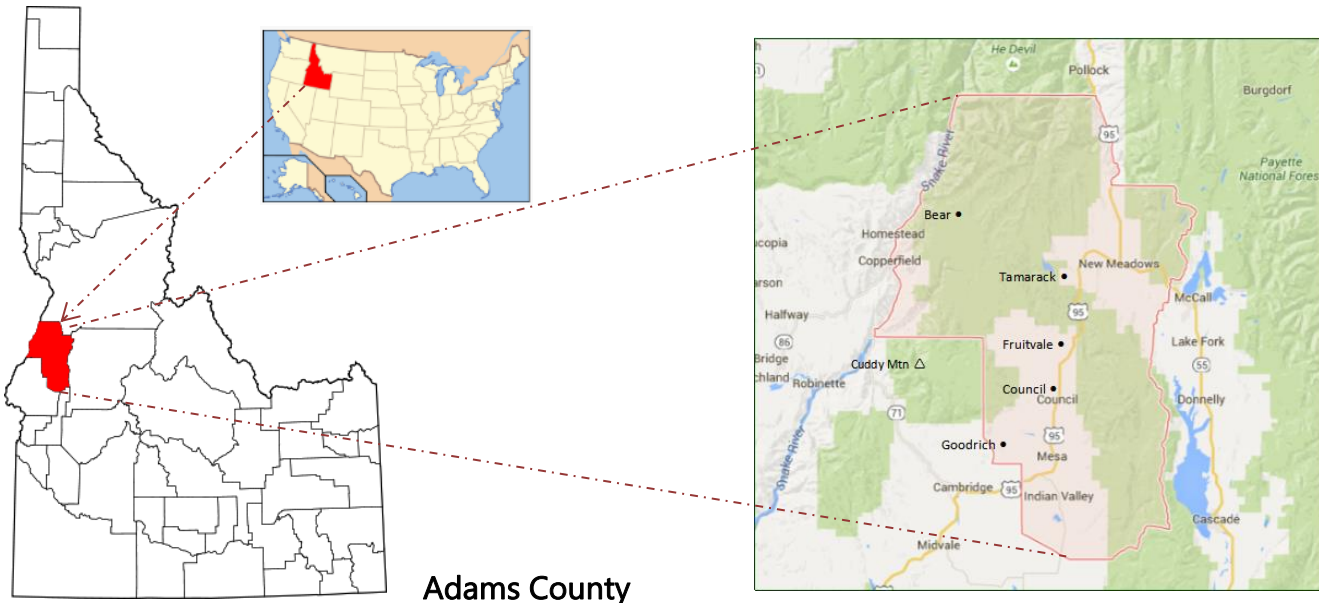




GOOSE CREEK RANCH RETREAT

LOCATION

The Goose Creek Ranch Retreat sits at an elevation of 3850 feet above sea level enjoying E Branch Goose Creek watering the grassland pastures with the high point at 3871 feet at the SE corner and the low point of 3948 ft elevation at NW corner. Meadows Valley sits between the timbered slopes of the Seven Devils Wilderness and West Mountain Range. The city of New Meadows is 2.2 miles south and 12 miles east is McCall, ID (Valley County). Weiser is 44 miles south and the Boise/Treasure Valley is 100+ miles south with its modern, full-service airport. Boise Airport (BOI) offers regularly scheduled flights from six major air carriers (Southwest, Alaska, Delta, Horizon, United, and US Airway) to all regions in the nation. McCall, Council and Weiser offer municipal airport services for private and charter aircraft.



Adams County

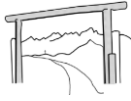
Adams County is served by U.S. Highways 55 and 95; Hwy 95 coming from the south via Weiser, running through Council and New Meadows to Riggins and points north and Hwy 55 coming from the east thru McCall, ID. The county covers an area of 1376 square miles with a significant portion being U.S. Forest Service and State of Idaho lands. Less than 60 miles south and west via highway 71 is Brownlee Dam and the Snake River



Canyon with excellent reservoir fishing, boating and other water-oriented activities. Life is good and people are wonderful in "Meadows Valley", which is considered 16 miles long and 4 miles wide. With a significant logging history, the Meadows Valley Days celebration is an annual tribute held over

the Labor Day Weekend, complete with logging competitions and car shows. This is also farm & cattle country with fertile croplands and lush mountain grass providing grazing for mother cows, their calves, horses and plenty of room for the entire family to roam and recreate. County population: near 4,000.





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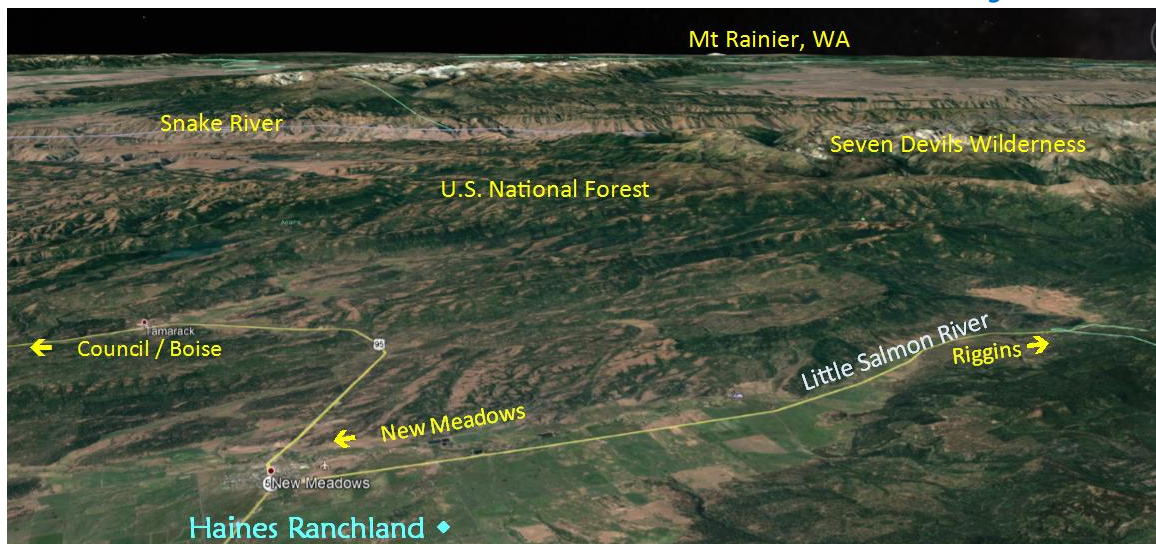
PROPERTY DESCRIPTION & AREA

The Goose Creek Ranch is wonderful, creek-fed irrigated pasture that is relatively flat and bordered on two sides by county road (Farrell Road). The property sits in a mountain valley surrounded on all sides by mountain ranges; Brundage Mountain & West Mountain to the east and Pollock Mountain and the Seven Devil's Wilderness to the west. Further east, one could ride horseback or on snowmobile to the Frank Church River of No Return Wilderness directly from the property. Also, within a few miles is the Brundage Mountain Ski Resort, which is now a year-round resort with activities in each season. So there are almost unlimited activities available from the Ranch. In fact, access to the national forest is 2.2 miles away at the Wallace Lane Snowmobiling parking area.



Looking due East...

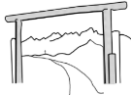
Google-view looking due east...



Looking due West...

Google-view looking due west...

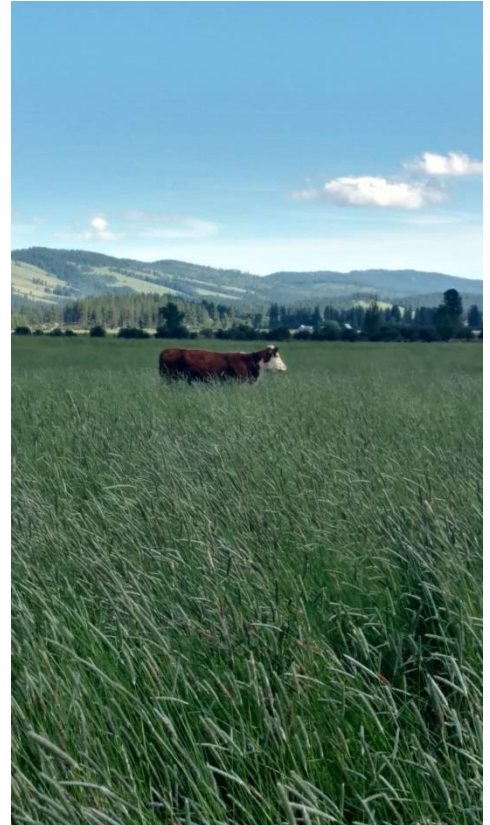




GOOSE CREEK RANCH RETREAT

ACREAGE, WATER & PRODUCTION

The Goose Creek Ranch contains 103.22± deeded acres with 103± acres irrigated by E Goose Creek with water rights from the Goose Creek Water District. Water costs for the 103 acres for 2018 ran \$109.80 total (about \$1.00± per acre), which is quite low. Seller says that Goose Creek flows at 1.2 cfs, which is strong flow and provides excellent irrigation to the land. The seller irrigates the ground to provide feed for his cows and calves from spring thru fall. Goose Creek is supplied by Goose Lake, which provides water thru the whole season. Goose Creek also holds Trout and the seller has caught fish in the deep pools.



OPERATIONS

The Goose Creek Ranch has strong grass production of native grasses, which stand mid-chest tall on his cows. Seller runs 60 cow-calf pair and 3 bulls mid-May to November. His weight gain is nothing short of phenomenal, which this broker has heard other ranchers say of their own cattle that have grazed in the New Meadows basin. Evidently, the high altitude and quality soils & grass bring out the best and can add up to four (4) pounds per day.

[AU calculations using: cow+calf=1au, bull or horse=1.25 au, yearling=0.85au]

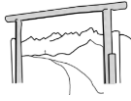
PROPERTY ACREAGE & TAXES

According to Adams Co. Planning & Zoning director the parcel is now made up of two original parcels (combined) and eligible for one (1) residential permit.

Assessor's Parcel No.	Acres	2018 Taxes	Legal
RP19N02E182400A	103.22	380.24	T19N R02E Sec 18 NE¼NW¼ Pt SE¼NW¼ Lot 1, Pt Lot 2
Total Acres		103.22	\$ 380.24 for 2018

However, if someone were to split the parcel into two parcels (an administrative split with both considered as original parcels), they would be eligible for up to two (2) residential permits.





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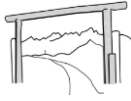
EAST GOOSE CREEK

The Goose Creek Ranch contains a stretch of the East Branch of Goose Creek, originating from Goose Lake just east of Granite Mountain in the mountain range to the east of the property. East Goose Creek enters the Little Salmon River less than one-half mile from the ranch property.



The East Goose Creek waters offers a freestone bed with riffles and pools for the avid fly-fisherman.





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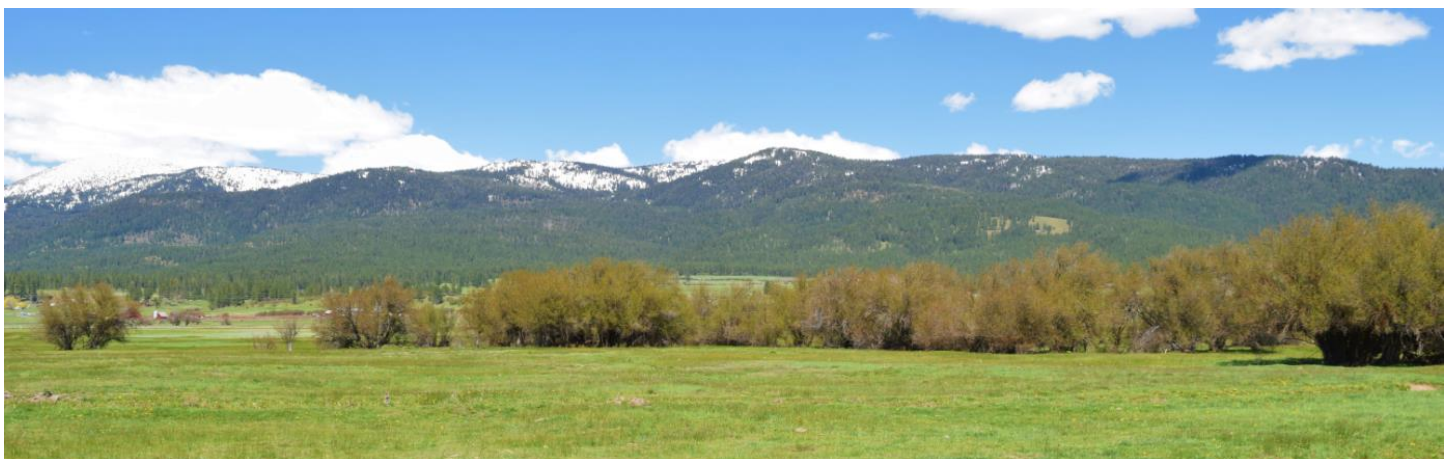
CLIMATE

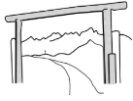
This central-west region of Idaho enjoys a true, four-season climate. The Goose Creek Ranch Retreat is between the Polluck Mountain/Seven Devils & West Mountain Ranges, which feed the Little Salmon River drainage. This is a transitional location from the arid high desert south of the Snake River and the wetter, snowier and colder conditions experienced in the more easterly, mountainous areas of the state.



The climate in the mountain valleys is moderate-to-harsh with a range that will climb above 90 degrees in summer and can drop below zero in winter. The average growing season (frost-free days) is 57 days in New Meadows and precipitation averages up to 22-24 inches in the mountain areas. Total Average Annual Precipitation for New Meadows, ID is 22.34 inches.

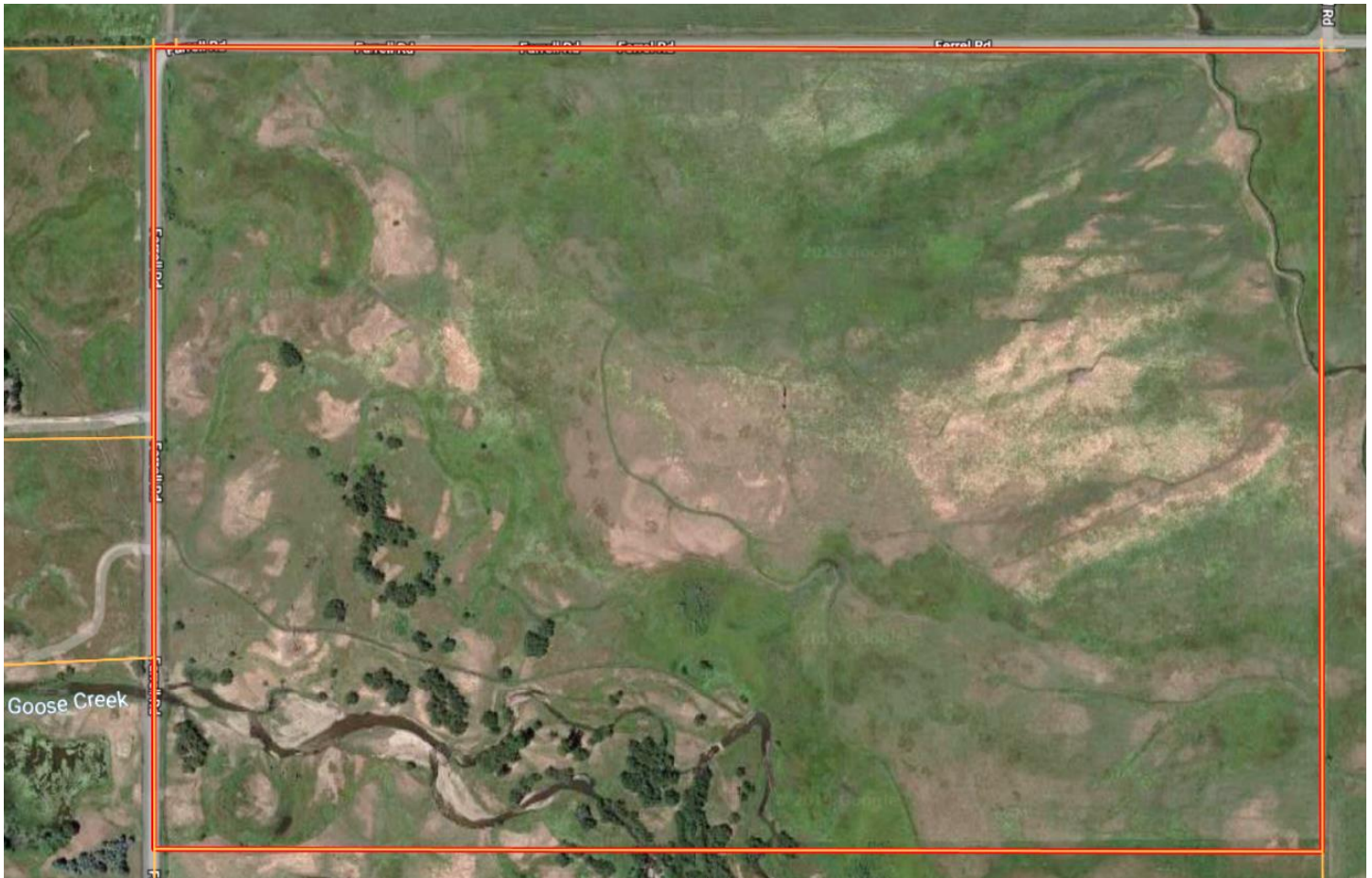
Snowfall can vary from very heavy in this area (like 2016/17) to mild some years, but every bit is welcomed to recharge the aquifer, the soil and the streams. Average standing snow may accumulate some years up to three-to-five feet in the mountains and somewhat less down in the valley bottoms.





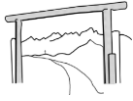
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RANCH AERIAL PHOTOS & MAPS



East Goose Creek flows through the SW corner of the property.
The pasture ground is fenced. Otherwise, there are no improvements on the property.



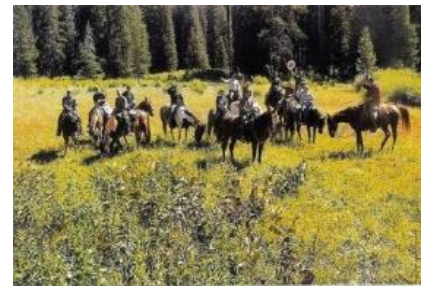


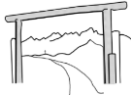
GOOSE CREEK RANCH RETREAT

RECREATIONAL ATTRIBUTES

There is such an abundance of things to do and year-round recreation to enjoy in these and neighboring counties, as depicted in the photo-collage that follows:

Fall, winter, spring & summer fun for the whole family and friends...





GOOSE CREEK RANCH RETREAT



BROKER'S COMMENT

Goose Creek Ranch Retreat is a gorgeous piece of valley bottom land in a picturesque setting in the beautiful Little Salmon River & Weiser River valley offering views in all directions. It is full of history, recreational attributes and timeless values. It offers the best of two worlds: a location for a country lifestyle or a fantastic vacation/recreation getaway, while realizing the benefits of reasonable access to city amenities. Only two hours to the Boise Valley, it is easily accessible, yet private and remote enough for those longing for a simpler lifestyle. In a valley of wonderful ranching, recreation and logging history, this is an incredible opportunity in an area where property of this quality and features are hard to find.

PRICE

\$ 598,000 cash

Subject to conducting an IRC §1031 exchange



Contact:

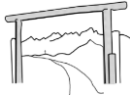
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Land, Farm & Ranch Brokerage since 1995



For info or to schedule a tour contact: Lon Lundberg 208.939.0000 or 208.559.2120 lon@gatewayra.com

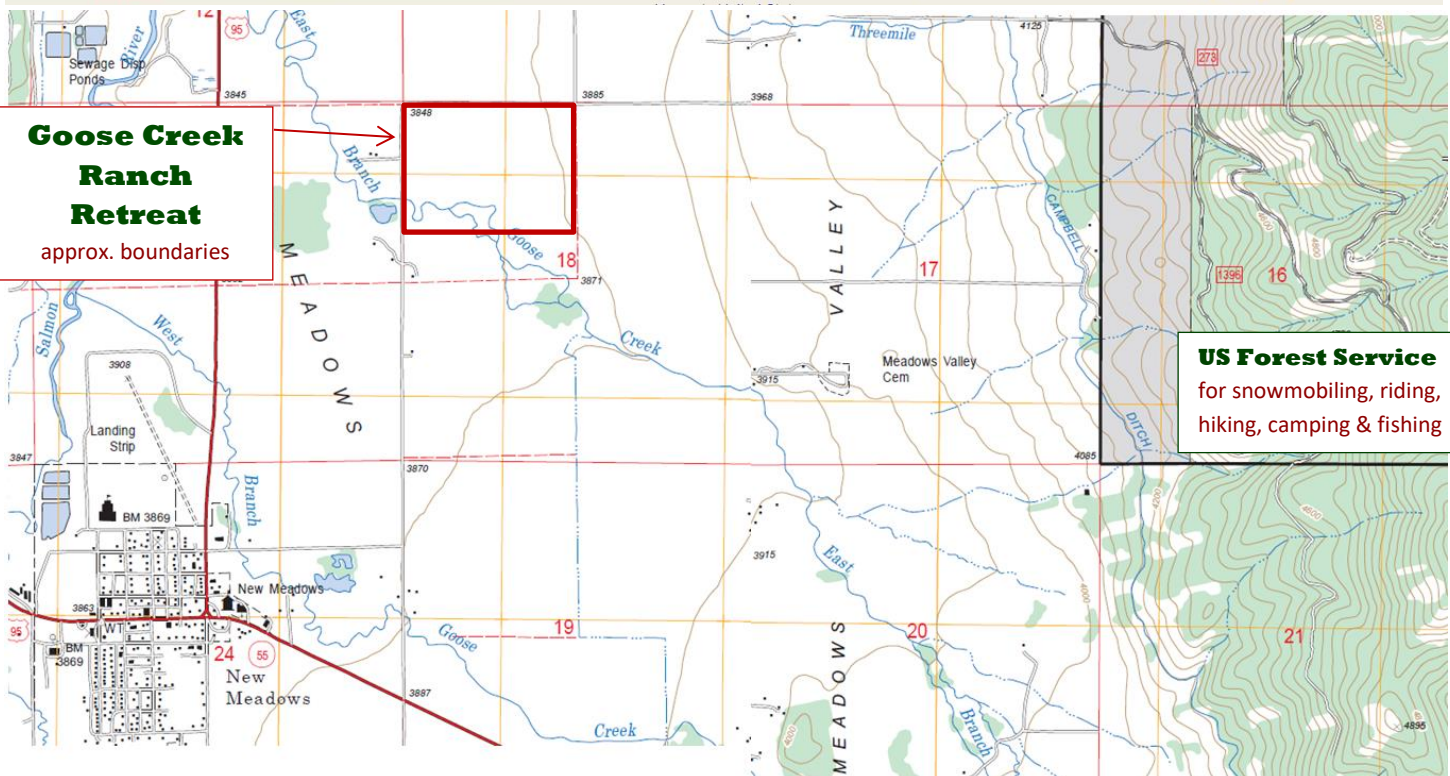
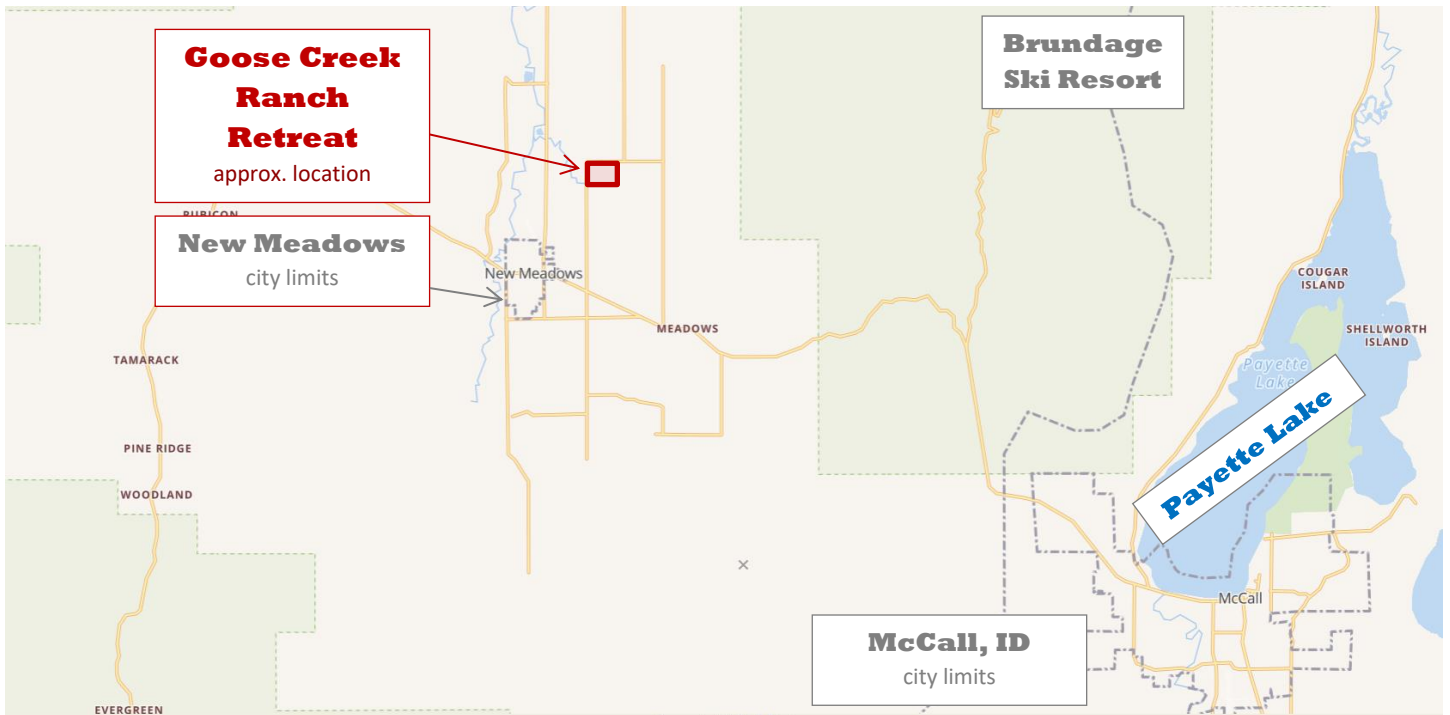
Listing Broker must be present on all showings. Please do not drive on property.



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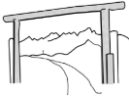
MAPS

TOTAL: 103.22± DEEDED ACRES



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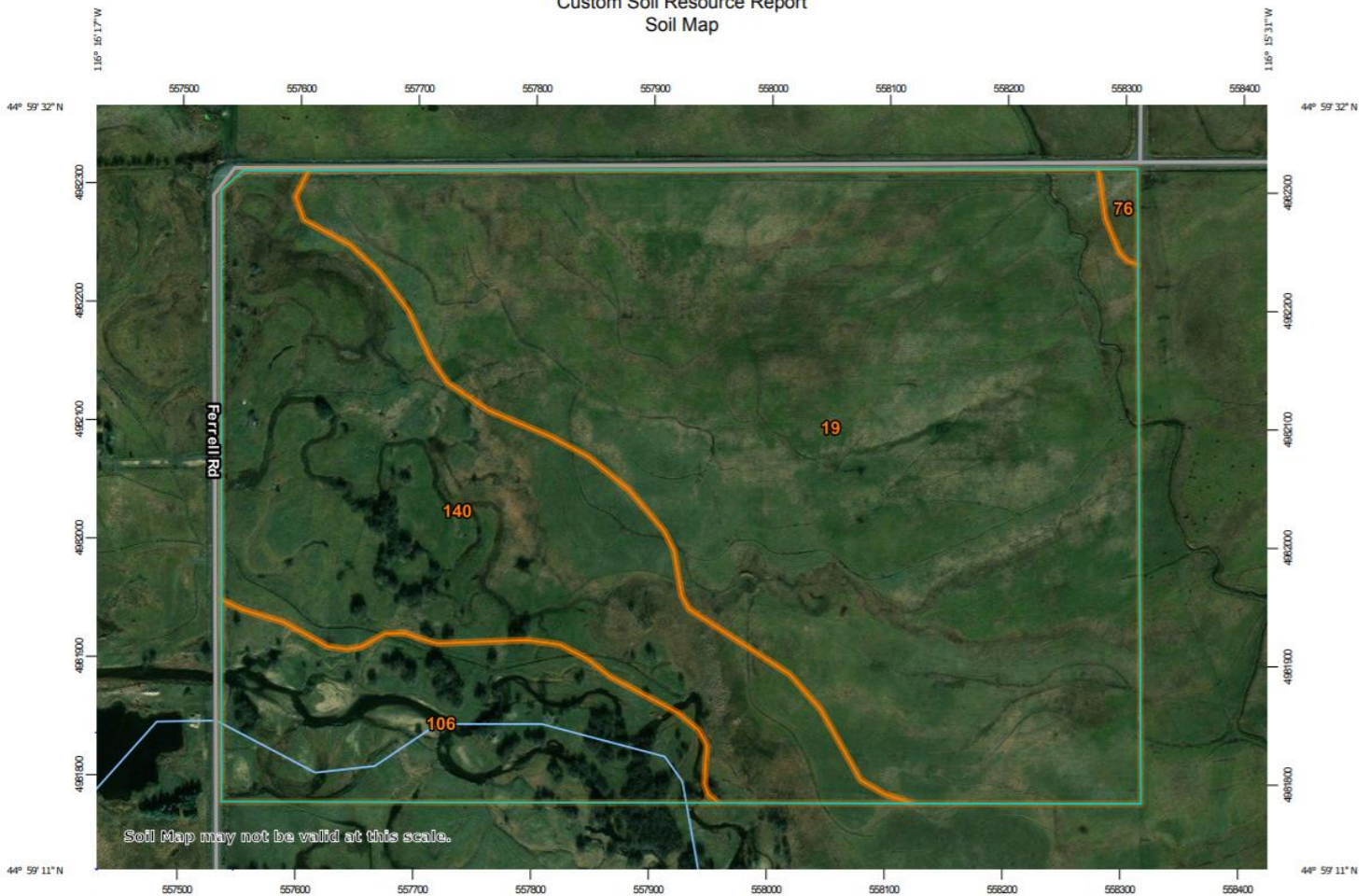




GOOSE CREEK RANCH RETREAT

Goose Creek Ranch Retreat Soils Map

Custom Soil Resource Report
Soil Map

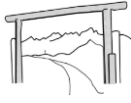


Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
19	Blackwell clay loam, 0 to 5 percent slopes	61.6	59.6%
76	Gestrin loam, 4 to 8 percent slopes	0.5	0.5%
106	Kangas coarse sandy loam, 0 to 2 percent slopes	13.0	12.6%
140	Melton-Roseberry complex, 0 to 2 percent slopes	28.2	27.3%
Totals for Area of Interest		103.3	100.0%

Note: **Green lines** are only an approximation of property boundaries and not to be construed as accurate. GATEWAY ©2019





GOOSE CREEK RANCH RETREAT

Disclosures:

Adams County Noxious Weed Control – Noxious Weeds –

Control and managing Idaho's 56 noxious weed species requires an understanding of the problem, and that begins with detection and identification of noxious weeds. More information can be obtained at:

<http://co.adams.id.us/community-resources/weed-control/>

Booklets are available with information about the 56 noxious weeds in Idaho, University of Idaho – Extension Office. The spread of noxious weeds in Idaho may signal the decline of entire ecological watersheds. They severely impact the beauty and create widespread economic losses. Noxious weeds are huge problems for our urban as well as rural areas, and for private, state, and federal lands. Adams County noxious weed species spare no segment of society – rancher, hunter, hiker's and fisherman alike – and when unmanaged they spread rapidly and unceasingly, and silently.

Earthquake activity:

Idaho is subject to earthquake activity, which is more than the overall U.S. average.

Open Range: As Idaho law defines it, "Open range" means all uninclosed lands outside of cities, villages and herd districts, upon which cattle by custom, license, lease, or permit, are grazed or permitted to roam."

Water Rights: Idaho's water usage is subject to the state's water rights laws. A water right is the right to divert the public waters of the state of Idaho and put them to a beneficial use, in accordance with one's priority date. A priority date is the date the water right was established. In order to use water on land, one must gain a permitted "water right" for the intended use. See: <https://www.idwr.idaho.gov/WaterManagement/WaterRights/>

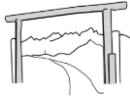
Radon levels: Idaho land is subject to radon presence, which is found in every county in some rocks and soils. Radonidaho.org

Residences allowed: Idaho Counties each determine their own planning policies with regard to number of residences allowed on a parcel. Please check with each property's county authority.

Notice: Offering is subject to change, errors, omissions, withdrawal or prior sale without notice, and approval of any purchase offer by owner. Information is presented as believed to be reliable, but not guaranteed or warranted for any level of accuracy by either Broker or Owner. Information regarding water rights, carrying capacities, production & capabilities, potential profits, or any similar data is intended only as a general guideline as to what one (but not every) operator may produce and are provided by sources deemed reliable, but not guaranteed. Any prospective buyer should verify all information independently to their own satisfaction and seek own legal counsel & representation.

Idaho Real Estate Agency: **Lon Lundberg represents the Seller exclusively in this transaction.** The State of Idaho requires that each party to a real estate transaction be given the State's Agency Disclosure Brochure, describing the types of agency available (following):





Agency Disclosure Brochure

A Consumer Guide to Understanding Agency Relationships in Real Estate Transactions



Duties owed to Idaho consumers by a real estate brokerage and its licensees are defined in the "Idaho Real Estate Brokerage Representation Act." Idaho Code 54-2082 through 54-2097.



This informational brochure is published by the Idaho Real Estate Commission.

Effective July 1, 2018

Right Now You Are a Customer

Idaho law says a real estate brokerage and its licensees owe the following "Customer" duties to all consumers in real estate transactions:

"Agency" is a term used in Idaho law that describes the relationships between a licensee and the parties to a real estate transaction.

- Perform necessary and customary acts to assist you in the purchase or sale of real estate;
- Perform these acts with honesty, good faith, reasonable skill and care;
- Properly account for money or property you place in the care and responsibility of the brokerage; and
- Disclose "adverse material facts" which the licensee knows or reasonably should have known. These are facts that would significantly affect the desirability or value of the property to a reasonable person, or facts establishing a reasonable belief that one of the parties cannot, or does not intend to, complete obligations under the contract.

If you are a Customer, a real estate licensee is not required to promote your best interests or keep your bargaining information confidential. If you use the services of a licensee and brokerage without a written Representation (Agency) Agreement, you will remain a Customer throughout the transaction.

A Compensation Agreement is a written contract that requires you to pay a fee for a specific service provided by a brokerage, and it is not the same as a Representation Agreement. If you sign a Compensation Agreement, you are still a Customer, but the brokerage and its licensees owe one additional duty:

- Be available to receive and present written offers and counter-offers to you or from you.

You May Become a Client

If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

Important Notice:
Never wire money without double-checking that the wiring instructions are correct. Cyber criminals are hacking email accounts and sending fake wiring instructions. Always independently confirm wiring instructions in person or via a telephone call TO a trusted and verified phone number.

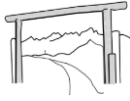
- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account for money or property you place in the care and responsibility of the brokerage;
- Find a property for you or a buyer for your property, and assist you in negotiating an acceptable price and other terms and conditions for the transaction;
- Disclose all "adverse material facts" which the licensee knows or reasonably should have known, as defined above; and
- Be available to receive and present written offers and counter-offers to you or from you.

The above Customer or Client duties are required by law, and a licensee cannot agree with you to modify or eliminate any of them.

A "Sold" price of property is not confidential client information, for either buyers or sellers, and may be disclosed by a licensee.

If you have any questions about the information in this brochure, contact:
Idaho Real Estate Commission
(208) 334-3285
irec.idaho.gov





GOOSE CREEK RANCH RETREAT

Agency Representation (Single Agency)

Under "Agency Representation" (sometimes referred to as "Single Agency"), you are a Client and the licensee is your

Agent who represents you, and only you, in your real estate transaction. The entire brokerage is obligated to promote your best interests. No licensee in the brokerage is allowed to represent the other party to the transaction.

If you are a seller, your Agent will seek a buyer to purchase your property at a price and under terms and conditions acceptable to you, and assist with your negotiations. If you request it in writing, your Agent will seek reasonable proof of a prospective purchaser's financial ability to complete your transaction.

If you are a buyer, your Agent will seek a property for you to purchase at an acceptable price and terms, and assist with your negotiations. Your Agent will also advise you to consult with appropriate professionals, such as inspectors, attorneys, and tax advisors. If disclosed to all parties in writing, a brokerage may also represent other buyers who wish to make offers on the same property you are interested in purchasing.

Limited Dual Agency

"Limited Dual Agency" means the brokerage and its licensees represent both the buyer and the seller as Clients in the same transaction. The brokerage must have both the

buyer's and seller's consent to represent both parties under Limited Dual Agency. You might choose Limited Dual Agency because you want to purchase a property listed by the same brokerage, or because the same brokerage knows of a buyer for your property. There are two kinds of Limited Dual Agency:

Without Assigned Agents The brokerage and its licensees are Agents for both Clients equally and cannot advocate on behalf of one client over the other. None of the licensees at the brokerage can disclose confidential client information about either Client. The brokerage must otherwise promote the non-conflicting interests of both Clients, perform the terms of the Buyer and Seller Representation Agreements with skill and care, and other duties required by law.

With Assigned Agents The Designated Broker may assign individual licensees within the brokerage ("Assigned Agents") to act solely on behalf of each Client. An assigned Agent has a duty to promote the Client's best interests, even if your interests conflict with the interests of the other Client, including negotiating a price. An Assigned Agent must maintain the Client's confidential information. The Designated Broker is always a Limited Dual Agent for both Clients and ensures the Assigned Agents fulfill their duties to their respective clients.

What to Look For in Any Written Agreement with a Brokerage

A Buyer or Seller Representation Agreement or Compensation Agreement should answer these questions:

- How will the brokerage get paid?
- When will this agreement expire?
- What happens to this agreement when a transaction is completed?
- Can I cancel this agreement, and if so, how?
- Can I work with other brokerages during the time of my agreement?
- What happens if I buy or sell on my own?
- Under an Agency Representation Agreement, am I willing to allow the brokerage to represent both the other party and me in a real estate transaction?

Real Estate Licensees Are Not Inspectors Unless you and a licensee agree in writing, a brokerage and its licensees are not required to conduct an independent inspection of a property or verify the accuracy or completeness of any statements or representations made regarding a property. To learn about the condition of a property, you should obtain the advice of an appropriate professional, such as a home inspector, engineer or surveyor.

Audio/Video Surveillance Use caution when discussing *anything* while viewing a property; audio or video surveillance equipment could be in use on listed properties.

If you sign a Representation Agreement or Compensation Agreement with a licensee, the contract is actually between you and the licensee's brokerage. The Designated Broker is the only person authorized to modify or cancel a brokerage contract.

The licensee who gave you this brochure is licensed with:

Name of Brokerage: **GATEWAY REALTY ADVISORS, Eagle, ID** Phone: 208-939-0000

RECEIPT ACKNOWLEDGED

Rev 07/01/18

By signing below, you acknowledge only that a licensee gave you a copy of this Agency Disclosure Brochure. This document is not a contract, and signing it does not obligate you to anything.

Signature _____ Date _____

Signature _____ Date _____

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